



Building Site, Carroll Rise

Chilsworthy, Holsworthy, Devon, EX22 7BH

Price £295,000

- Level building plot with outline planning approval for three dwellings
- Situated in the popular village of Chilsworthy
- Outline approval under decision number 1/0372/2020/OUT
- Site measures approximately 70m wide, 35m deep



The property professionals

Building Site, Carroll Rise, Chilsworthy, Holsworthy, Devon, EX22 7BH

DEVELOPMENT SITE: A rare and exciting opportunity to acquire a large building plot believed to be in the region of 0.6 acre, with outline planning approval for the erection of three dwellings with all matters reserved. We, the selling agents feel the scheme could potentially accommodate a fourth dwelling. Situated in an edge of village location some two miles from the market town of Holsworthy and 10 miles to the coastal town of Bude!

DIRECTIONS

From our offices in Bude, proceed down Queen Street and then right into Lansdown Road and along the Strand, turn left at the mini roundabout into Bencoolen Road and remain on this road all the way up the hill passing straight over the Morrisons roundabout. At the next roundabout turn left onto the A39 and then after a short distance take the right turning towards Stratton and Holsworthy (A3072). As you enter Holsworthy you will pass the BP filling station/ M&S Food, take the left turning just after into Trewyn Road. Remain on this road towards Chilsworthy and then as you enter the village take the second right turning into an unnamed road, at the bottom of the hill you'll see the entrance to the development on the left hand side, next to Kernow House, turn into Carroll Rise and the site will be located at the top of the road.

LOCATION

Ideally situated on a hillside in the sought after village of Chilsworthy, is this edge of village building site some two miles from the market town of Holsworthy and 10 miles to the coastal town of Bude!

THE PLOT

The site measures approximately 70 meters wide by 35 meters deep.

PLANNING PERMISSION

Outline Planning Permission was granted by Torridge District Council (Application number: 1/0372/2020/OUT with a decision date of 9th February 2023 of three dwellings with all matters reserved.

LOCAL PLANNING AUTHORITY

The local planning authority is Torridge District Council and all plans

and documents quoted can be viewed by searching for them online planning portal via www.torridge.gov.uk

CIL AND 106 LIABILITY

There is no CIL tax payable but the section 106 Liability is payable of £16,975.27.

Off Site Allotment Contribution the sum of £556.89 (Five Hundred and Fifty Six Pounds and Eighty Nine Pence) to be used toward the provision of allotments in the vicinity of the Site.

Off Site Parks Sports and Recreation Contribution the sum of £13,029.96 (Thirteen Thousand and Six Pounds and Twenty Nine Pounds Ninety Six Pence) subject to Indexation, being a contribution for the provision and improvement of parks sports and recreation facilities in the vicinity of the Site

Off Site PlaySpace Means Contributions the sum of £3388.42 (Three Thousand Three hundred and Eighty Eight Pounds and Fourty Two Pence) being a contribution towards the provision or enhancement of playspace in the vicinity of the Site.

TENURE

Freehold

SERVICES

Mains electricity and water are nearby, along with fibre connection.



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has no had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide



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